



City of Beaumont

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MAJOR PROJECT STATUS AS OF JUNE 7, 2004

(Number Next to Project Title Correlates with Current Development Project Map)

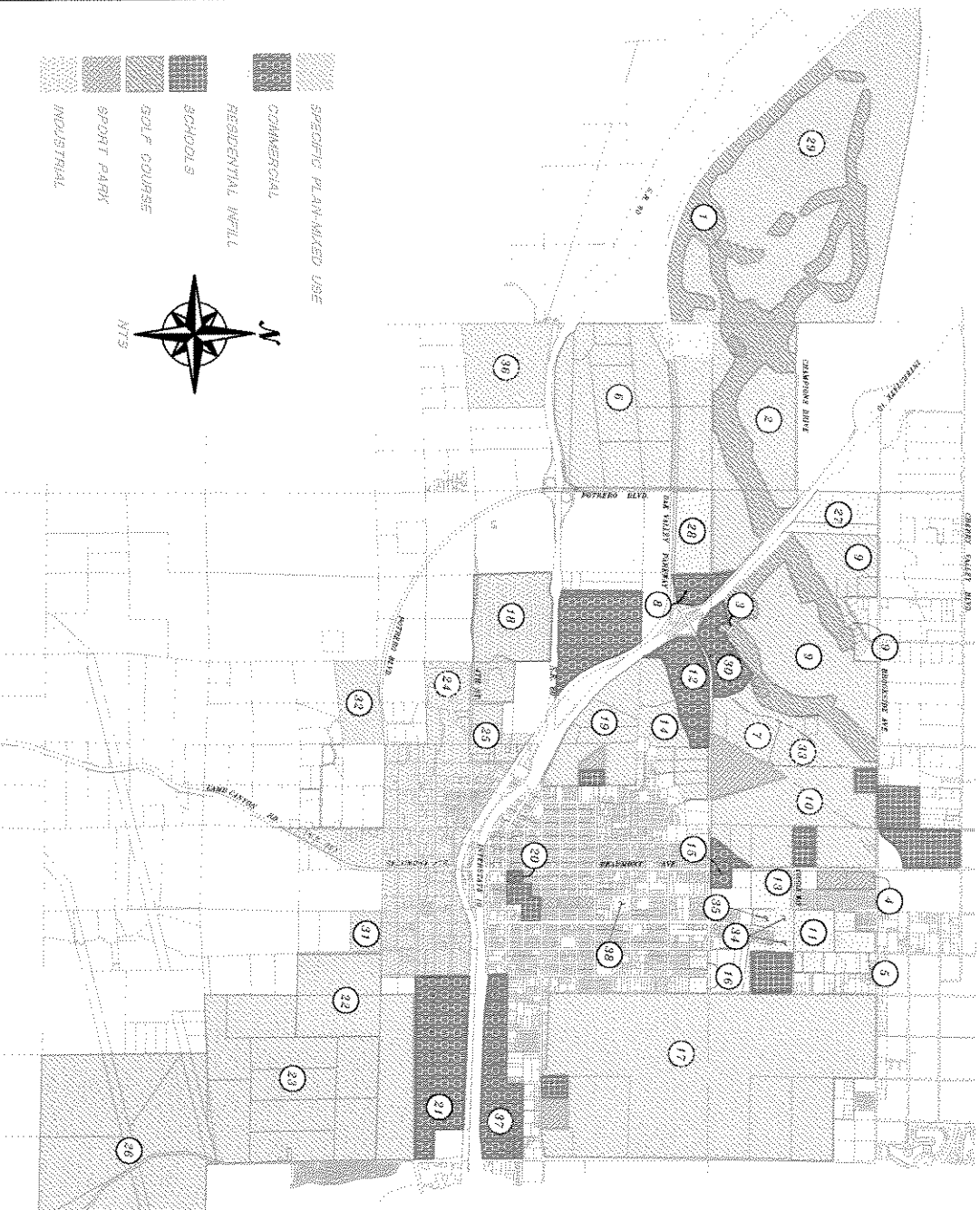
<u>PROJECT NAME</u>	<u>LOCATION</u>	<u>TOTAL AC.</u>	<u>RES. AC.</u>	<u>COM./IND. AC.</u>	<u>NO. D.U.</u>	<u>PROJECT STATUS</u>
PROJECTS UNDER DEVELOPMENT:						
Tract No. 29839 (#13) (Cameo Homes) Victor Mahony (949) 955-3832	E/Beaumont Ave.; S/Cougar Way	15.30	15.30	-	61.00	Final Map Filed In the Process of Grading
Tract No. 30524 (#38) (Engineering Ventures) Esther Penner (909) 234-0446	Southeast Corner of Orange Ave. and 12 th Street	5.40	5.40	-	28.00	Tentative Map Filed Pending Public Hearing
Solera at Oak Valley Greens (#9) (Pulte/Del Webb) Antonita Toledo (909) 271-5800	E/I-10; N/Oak Valley Pkwy.	532.70	447.10	11.70	1,800.00	PUD, Rec. Tracts, Tent. Tracts, Solera in Building Phase. Tracts 32325, 32350, 32351 Approved June 1, 2004
Tract No. 30748, Tournament Hills (#2) (Pardee Homes) Mike Taylor (909) 739-0458	Southwesterly of Desert Lawn Dr. & Champions Dr.	131.60	114.20	-	488.00	Specific Plan/Rec. Tract Models Being Built Champions Drive Entry Features Near Completion
Cougar Ranch II (#11) (Stone Pacific) Rob Stone (310) 573-3700	N/Cougar Way @ Palm Ave.	40.10	40.10	-	147.00	Rec. Tract In the Process of Grading Final Phases

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PROJECTS UNDER DEVELOPMENT CONTINUED:						
Sundance (#17) (Pardee Homes, Woodside Homes and William Lyon Homes) Mike Taylor (909) 739-0458	N/8th St.; W/Highland Springs Ave.	1,162.00	905.00	15.00	4,716.00	Deutsch Specific Plan (1991); Sundance Specific Plan (Amendment to Deutsch) and Maps Approved June 1, 2004
Tract No. 28839, 40, 41 (#35) (Pacific Communities) Dave Chambers (949) 660-8988	E. and W. portions of Palm Ave. between 14 th & Cougar Way	19.67	19.67	-	107.00	Approved Final Map Project in Grading Process Models Being Built
Tract No. 31462, SCPGA (#29) (SunCal Corporation) Mike Turner (909) 795-1185	N/ San Timoteo Canyon Rd.; SW/I-10	1,616.30	714.10	46.40	3,300.00	Specific Plan Approved/ Map Filed and Approved In the Process of Grading
Tract No. 30779 (#27) (Cornan Leigh) Ross Yamaguchi (909) 296-5070	S/Brookside; N/I-10	76.00	76.00	-	194.00	Approved Tentative Tract Filed In the Process of Grading
Subtotal for Projects Under Development:		3,599.07	2,336.87	73.10	10,841.00	
PROJECTS NOT UNDER DEVELOPMENT:						
Tract No. 32020 (#34) (Genesis) Vanessa Chaves (626) 812-8668	SW and SE corners of Cougar Way and Palm Avenue	16.00	16.00	-	65.00	Approved Tentative Tract Filed
Heartland (#6) (Lennar Homes) Greg Dooley (909) 817-3600	N/SR 60; W/Potrero Blvd.	417.20	207.60	61.80	1,224.00	Specific Plan; Tent. Tract (1994)
Hovchild/Four Seasons (#23) Tract No. 32260 (K Hovnanian) John Svalbe (949) 660-1130	S/I-10; W/Highland Springs Avenue	570.60	423.70	8.80	2,454.00	Specific Plan (1989) Four Seasons Specific Plan (Amendment to Hovchild) and Map Approved June 1, 2004
Kirkwood Ranch (#14) (Centerstone) Hal Woods (714) 437-0800	N/I-10; S/Oak Valley Parkway	128.00	128.00	-	540.00	Specific Plan (1991) Tentative Tract Map 27357 Approved

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PROJECTS NOT UNDER DEVELOPMENT CONTINUED:						
Tract No. 31162 (#32) (Jerome Taurek)	S/Fourth St.; W/Viele Ave.; Outside Beaumont City Limits	130.00	130.00	-	244.00	Tentative Tract Map Submitted, Annexation and Map Pending Public Hearing
Joe Richards (909) 276-8010						
Potrero Creek Estates (#26) (MWD)	S/I-10; W/Highland Springs Ave.	737.10	307.80	-	700.00	Specific Plan (1989)
Rolling Hills Ranch (#18) (Webb and Associates)	S/SR 60; W/Viele Ave.	155.00	80.90	34.30	498.00	Specific Plan (2000) Amend. to Specific Plan for Industrial Use Approved May 18, 2004
Sandy Moreno (909) 686-1070						
Seneca Springs (Tract Nos. 31519, 31520 and 31521) (#22) (Empire Homes)	S/I-10; W/Highland Springs Ave.	295.10	224.90	13.70	1,150.00	Specific Plan; Parcel Map (1993)
Chris Taylor (949) 261-5788						Maps Filed and Approved
Tract No. 31426 (#31) (Beaumont Partners)	E/Mauzanita Park Rd.; N/First Street	29.96	29.03	-	106.00	Tentative Tract Submitted
Moe Behzad (909) 793-6675						Annexation Pending
Noble Creek (#10) (Various Owners)	N/14th St.; W/Beaumont Ave.	332.20	231.90	-	965.00	Specific Plan/Annex. Filed; Tentative Tracts
Jack Vander Woude (909) 889-7164						
Tract No. 30891 (#28) (Curtis Development)	N/San Timoteo Canyon Rd.; S/I-10	72.50	68.70	-	237.00	Tentative Tract Filed and Approved
Robert Perkins (909) 296-1101						Final Map in Process
Jack Rabbit Trail (Shea Homes)	S/SR 60; W/Jack Rabbit Trail	540.00	224.00	3.00	2,000.00	Specific Plan/Annex. Filed
Willow Springs (Rox Consulting)	S/SR 60; NW/SR 79	1,868.00	N.A.	N.A.	1,800.00	Specific Plan Filed/Annex. Filed
David Goldkar (Engineer) (714) 481-3000						

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PROJECTS NOT UNDER DEVELOPMENT CONTINUED:						
Hidden Canyon (#36) (Rox Consulting) David Goldkar (Engineer) (714) 481-3000	Southeast corner of SR 60 and Jack Rabbit Trail	160.00	160.00	-	576.00	Specific Plan Filed/Annex. Filed
Subtotals for Projects Not Under Development:		4,319.86	1,457.23	51.00	12,559.00	
Estimated Totals - All Projects		7,918.93	3,794.10	124.10	23,400.00	
FUTURE COMMERCIAL PROJECTS:						
Loma Linda Commercial/Wal-Mart (#21) (Pacific Retail Partners) Jay Marconi (909) 248-1100				25		Application Filed Approved by City Council on February 17, 2004
Loma Linda Commercial/Home Depot (#21) (The Home Depot Corporation) George Ray (714) 940-3604				11		Application Filed Approved by City Council on April 6, 2004
Oak Valley Town Center/Stater Bros. (#15) (M and R Beaumont Partners, LLC) Mark Berger (310) 278-9595				10		Plot Plan Approved, Stater Bros. Being Built Walgreens Being Built

CITY OF BEAUMONT CURRENT DEVELOPMENT PROJECTS



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|----|----------------------|----|------------------------|
| 1 | 20TH GOLF COURSE | 31 | BEAUMONT PARTNERS |
| 2 | TECHNOLOGY HILLS | 32 | BEAUMONT PARTNERS |
| 3 | DAK VALLEY BOULDER | 33 | THE ESTATES AT |
| 4 | SPRING PARK | 34 | DAK VALLEY BOULDER |
| 5 | VICTORIA HONORS | 35 | SEVENERS |
| 6 | HAWTHORN HILLS | 36 | PACIFIC COMMUNITIES |
| 7 | DAK VALLEY | 37 | BEAUMONT PARTNERS |
| 8 | DAK VALLEY CHAMPIONS | 38 | SOUTH STREET |
| 9 | DAK VALLEY CHAMPIONS | 39 | COMMERCIAL ENGINEERING |
| 10 | DAK VALLEY CHAMPIONS | 40 | BEAUMONT PARTNERS |
| 11 | DAK VALLEY CHAMPIONS | | |
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